

Staff Summary Report



Hearing Officer Hearing Date: September 16, 2008

Agenda Item Number: 2

SUBJECT: This is a public hearing for a request by **VERIZON WIRELESS (PL080246)** located at 815 West University Drive for one (1) use permit.

DOCUMENT NAME: 20080916dssd01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request **ALPHA GRAPHICS CENTER - VERIZON WIRELESS – PHO GILILLAND (PL080246)** (Steven Sung/Wireless Resources Inc., applicant; D & M Development LLC, property owner) located at 815 West University Drive in the CSS, Commercial Shopping and Services District for:

ZUP08131 Use permit to allow a sixty-five (65) foot wireless communications tower (monopalm).

PREPARED BY: Shawn Daffara, Planner II (480-858-2284)

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

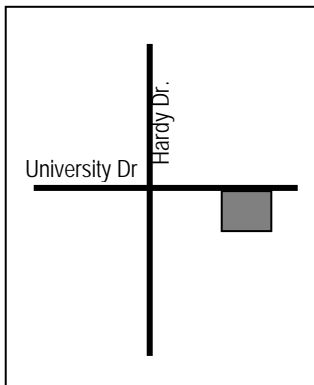
A handwritten signature in black ink, appearing to be 'SEA'.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions

ADDITIONAL INFO: The applicant, Verizon Wireless, is seeking approval for a use permit to allow a sixty-five (65) foot tall wireless communication tower (mono-palm / faux-palm tree structure). The project is located at 815 West University Drive in the CSS, Commercial Shopping and Service District. The site currently has a retail/office building and is populated with many mature trees. Staff is recommending the monopalm be lowered to a height of fifty-five (55) feet, being adjacent to a residential neighborhood and in keeping with other wireless communication tower heights. To date, staff has received no public input to this request.



PAGES:

1. List of Attachments
2. Comments; Reasons for Approval
3. Conditions of Approval; History & Facts/Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
- 3-7. Letter of Intent
8. Site plan
9. Enlarged Site Plan
10. Elevations
- 11-13. Photo Simulations
14. Staff Photograph(s)

COMMENTS:

The applicant, Verizon Wireless, is seeking approval for a use permit to allow a sixty-five (65) foot tall wireless communication tower (mono-palm / faux-palm tree structure). The project is located at 815 West University Drive in the CSS, Commercial Shopping and Service District. The site currently has a retail/office building and is populated with many mature trees. The site borders single family uses with (R-2) zoning to the south and (CSS) Fiesta Plaza to the west and east. Staff is recommending the monopalm be lowered to a height of fifty-five (55) feet, being adjacent to residential neighborhood and in keeping with other wireless communication tower heights.

The applicant's co-location study showed no co-location opportunities within the Verizon Wireless target area. The adjacent property to the west (Fiesta Plaza) has a fifty-five (55) foot mono-palm. The mono-palms are not designed for co-location purposes, but staff attempts to approve mono-palms in close proximity to create a "clustered" effect. In this case, if approved, there will be two (2) mono-palms less than 250' apart which in staff's opinion can create a clustered appearance.

To date, staff has received no public input to this request

Use Permit

The Zoning and Development Code requires a use permit for the addition of wireless telecommunications antennas in all allowable zoning districts including the CSS, Commercial Shopping and Service District. This use permit request meets all applicable tests in the following manner:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - As the proposal is for a wireless antenna; there should be no nuisances.
- c. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding uses. The mono-palm will be built to match the adjacent mono-palm to the west of this site.

Conclusion

Staff recommends approval of the use permit, subject to the conditions.

REASON(S) FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare.
2. No apparent hazards to persons or property from possible explosion, contamination, fire or flood.
3. Traffic generated by this use should not be excessive.
4. The use appears to be compatible with the building, site and adjacent property.
5. Approval of the use permit at fifty five (55) feet will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or the public welfare in general.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE

FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

**CONDITION(S)
OF APPROVAL:**

1. The mono-palm will be restricted to fifty-five (55) feet to center of antennas.
2. The mono-palm shall be no greater than sixty (60) feet in total height.
3. The proposed mono-palm shall match the existing T-Mobile mono-palm located to the west of this proposal.
4. A minimum of two (2) twenty foot (20') brown trunk Mexican Faux Palm trees shall be planted to complement the proposed mono-palm on site. Details to be resolved through the Building Permit Plan Review process.
5. Obtain all necessary clearances from the Building Safety Division.
6. The wireless device shall be removed within 30 days of discontinuance of use.

HISTORY & FACTS:

August 5, 2008

Shared Parking approved for the property.

DESCRIPTION:

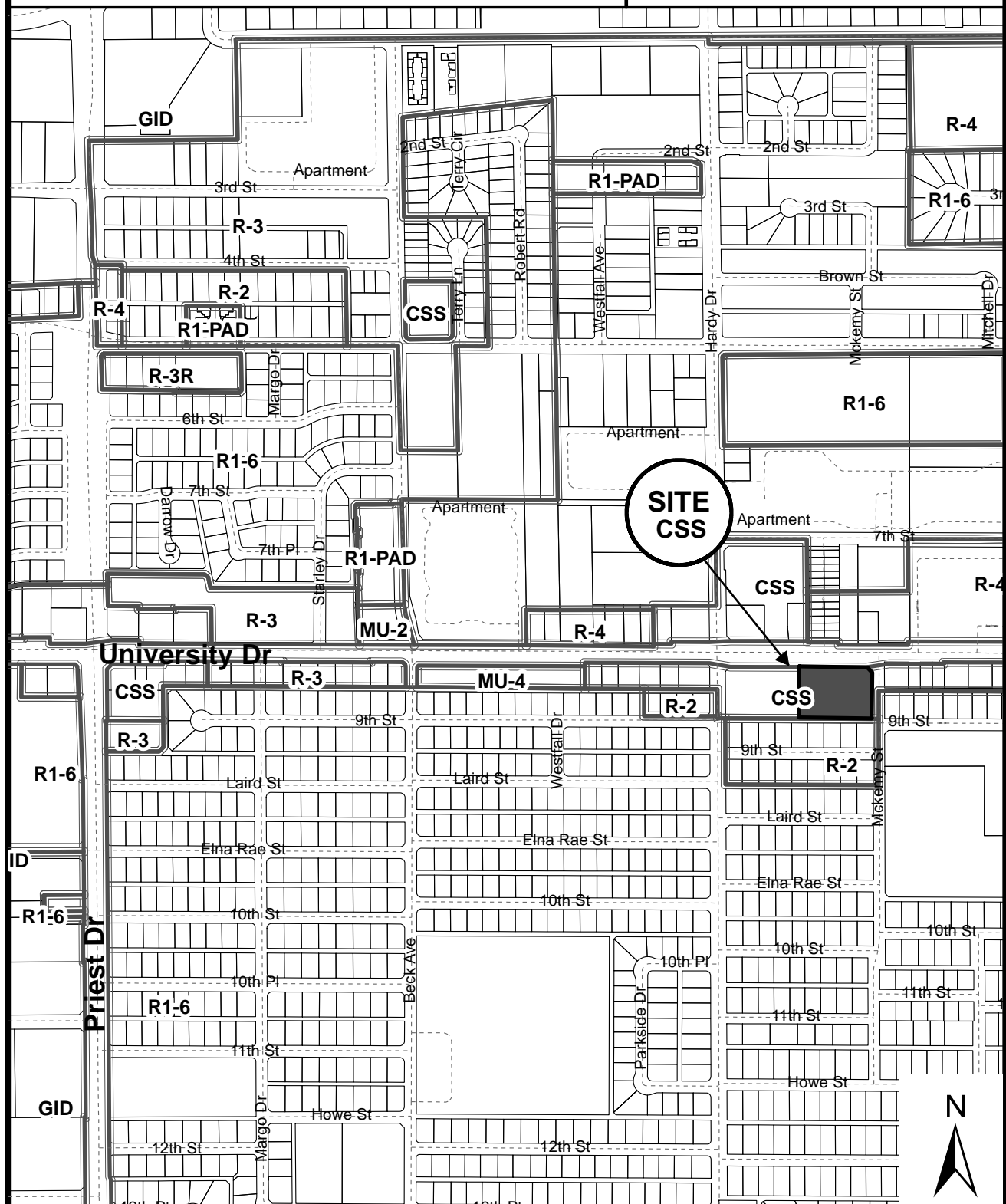
Owner – D & M Development LLC
Applicant – Steven Sung/Wireless Resources Inc.
Existing Zoning – CSS, Commercial Shopping and Services District
Total site area – 67,068 s.f. / 1.54 acres
Height of Monopalm – 55 feet to antennas, 60 feet to top of tower
Parking Required – 71 spaces
Parking Provided – 79 spaces

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

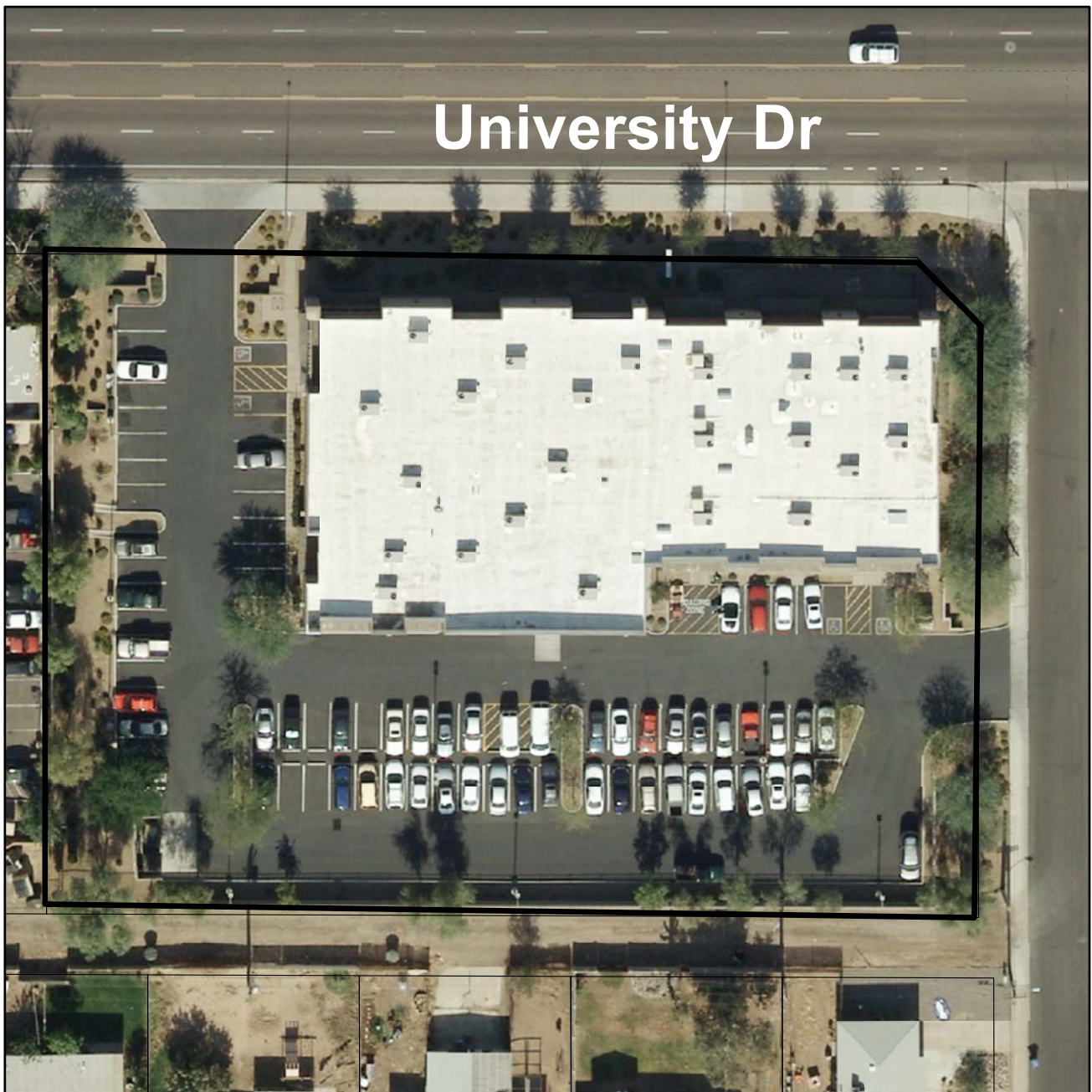
Zoning Development Code
Part 1, Section 1-304 – Historic Preservation Commission
Part 3, Section 3-101 – Permitted Uses in Residential Districts
Part 3, Section 3-421 – Wireless Telecommunications Facilities
Part 6, Section 6-308 – Use Permit.

PHO GILILLAND

PL080246



Location Map



PHO GILILLAND (PL080246)



**Department of Planning
City of Tempe**

**Written Statement as part of
Application for**

USE PERMIT

**Alpha Graphics Center
815 W. University Drive
Tempe, AZ 85281
Parcel #: 124-68-065**

**Submitted by
Verizon Wireless
126 West Gemini Drive
Tempe, AZ 85283**

**Submitted to:
City of Tempe
Development Services Department
20 E. Main Street
Mesa, AZ 85201**

**Prepared By:
Wireless Resources, Inc
Steven Sung
2400 N. Arizona Ave Suite #3127
Chandler, AZ 85225**

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EXHIBIT A Map with Existing Towers within 1 Mile Radius from Proposal Site Location.	
EXHIBIT B Aerial photo of Proposed Verizon Site Location	

SECTION 1**GENERAL INFORMATION**

APPLYING FOR:	Use Permit
APPLICANT:	Verizon Wireless 126 W. Gemini Drive Tempe, AZ 85283 Contact: Rob Jones Phone: (480) 777-4344
AGENT:	Wireless Resources, Inc Contact: Steven Sung 2400 N Arizona Ave #3127 Chandler, AZ 85225 Phone: (808) 223-0323
OWNER:	D and M Development LLC 122 E. University Drive Tempe, AZ 85281
PROJECT ADDRESS:	Alpha Graphics Center 815 W University Drive Tempe, AZ 85281
Parcel ID#:	124-68-065
ARCHITECT:	BK Design Inc. 6052 E. Baseline Road #104 Mesa, AZ 85206
ZONING:	CSS
HEIGHT LIMIT:	N/A

SECTION 2 BACKGROUND

Verizon Wireless is submitting for a Use Permit to construct a new Wireless Communication Monopalm (WCM) at the Alpha Graphics Center located at 815 W. University Drive, AZ 85281. The proposed site will help improve high drop call area and provide coverage on residential and business around the corner of Hardy Drive and University Drive and further shown in the coverage maps provided in the Appendix.

SECTION 3 PROJECT DESCRIPTION

Verizon Wireless will install a 60' Stealth Monopalm on the Northwest corner of Alpha Graphics Center. Verizon will locate its antenna array at a radiation center of 56'. The antenna array will consist of six (6) 8-foot antennas mounted on a four-foot sector frame. Verizon will install the 60' Stealth Monopalm along with a state approved, pre fabricated equipment shelter and emergency generator within a 16' X 42' lease area on the Northwest corner of the Alpha Graphics Center (Please see attached site plans). To minimize visual impact from the street, the base of the Monopalm, equipment shelter, and emergency generator will be enclosed by a 9' high CMU wall.

SECTION 4 USE PERMIT JUSTIFICATIONS AND COMPATIBILITY STATEMENT

Verizon's proposed use will not cause an adverse impact on adjacent property or properties in the area. Pedestrian and vehicular traffic will not increase in the surrounding neighborhoods. There will be no nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions.

The proposed use will be in compliance with all provisions of the Zoning Ordinance and the laws of the City of Tempe, Maricopa County (if applicable), State of Arizona, and the United States of America.

Also, this site will be reviewed and approved by both the City of Tempe Planning Department and Building Department so it will comply with all requirements. Furthermore, Verizon Wireless will comply and adhere to all requirements set forth by the FAA and FCC in regards to wireless telecommunications facilities. Verizon Wireless will also comply with any and all Maricopa County and State of Arizona laws that may govern this site.

SECTION 5 EXISTING TOWERS WITHIN 1/2 MILE RADIUS FROM THE PROPOSED SITE LOCATION

1. Existing 55' T-Mobile Stealth Monopalm located in the adjacent parcel west of Alpha Graphics Center. The existing T-Mobile Monopalm is not co-locatable as there is no leaseable ground space close enough to the pole (for necessary equipment). Also, adding antennas to the existing Stealth Monopalm would make the Monopalm odd looking from street view which would defeat the purpose of having the Stealth Monopalm.

SECTION 6 CONCLUSIONS

Verizon Wireless has designed this site to have the least visual impact possible. The area in which we are designing this site provided very few options and we feel that among those available options this location and design is the best suited. I respectfully request your approval of this site.

INTERNAL REVIEW	DATE
CONTRACTOR REVIEW	DATE
RE SIGNATURE	DATE
CALL CENTER SIGNATURE	DATE



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PHOTO GILLILLAND, INC. 4141 W. GARDEN DR., TEMPE, AZ 85283

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PROJECT NUMBER

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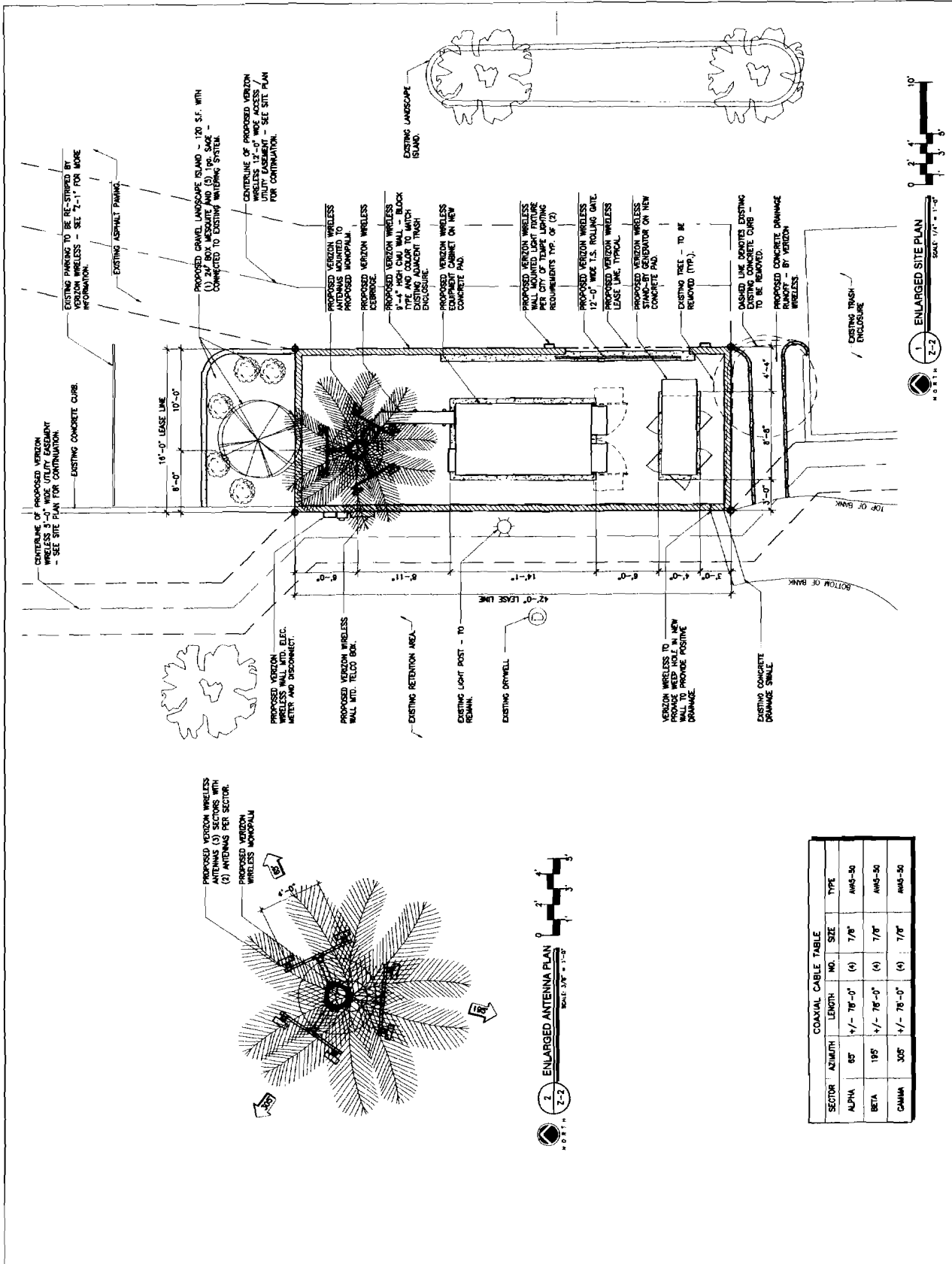
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TEMPE, AZ 85283

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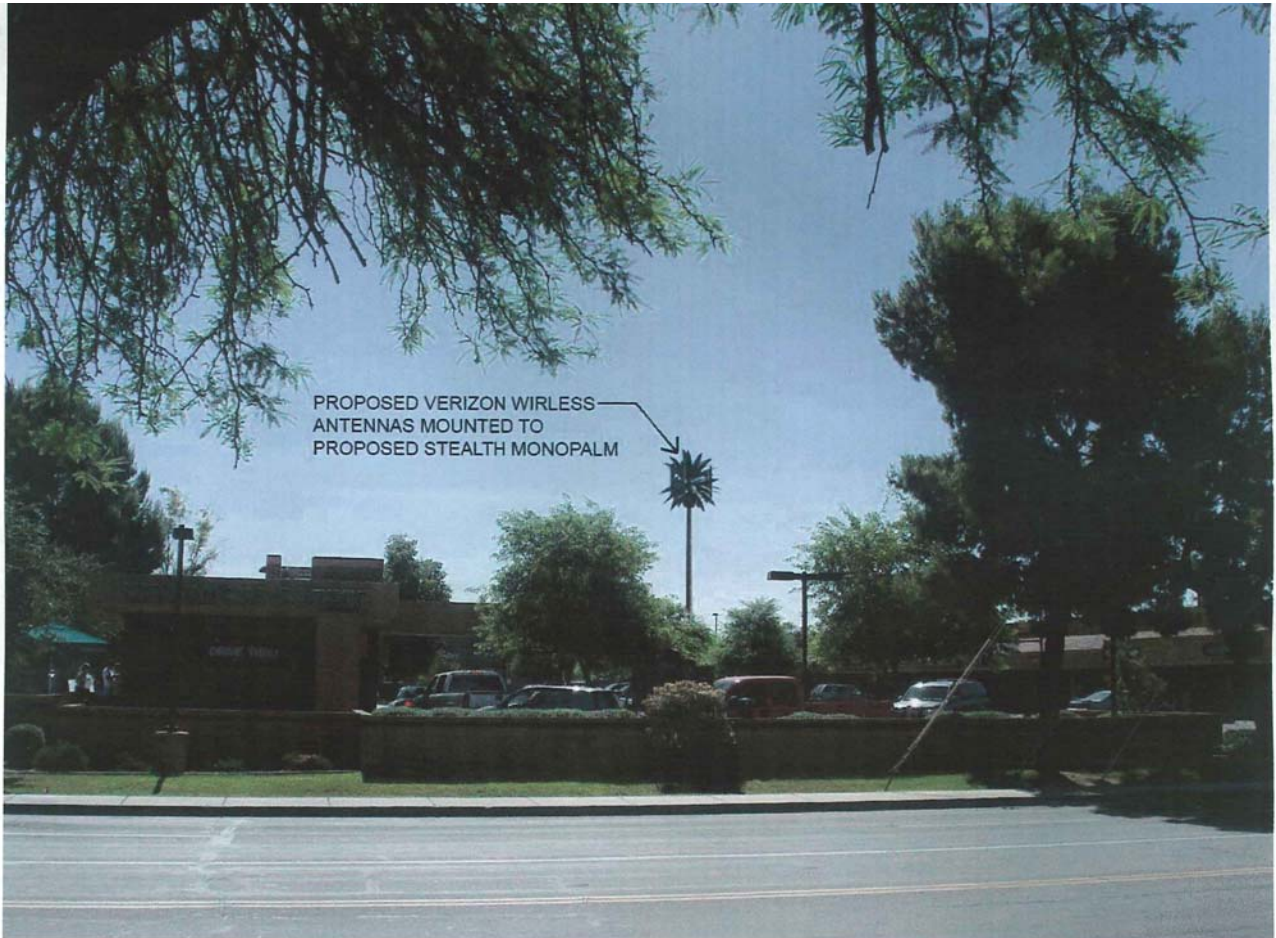
Z-2







- BEFORE -







ALPHA GRAPHICS CENTER – VERIZON WIRELESS – PHO GILILLAND

815 WEST UNIVERSITY DRIVE

PL080246

PROPOSED SITE FOR MONOPALM